

CV: PAUL JEMMESON B.APP SCI (URBAN PLANNING)

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EXECUTIVE SUMMARY

An experienced urban planner with extensive project expertise across development facilitation, land use and environmental planning, master planning and project management within both public and private sectors, combined with a strong stakeholder and community engagement background. Strong experience in working with established industrial clients in site entry, master planning, approvals and site exit roles.

Strengths include appreciation of 'front end' planning and due diligence when planning for new development including risk considerations in the approvals process and the importance of strong communication in all projects. Has developed a sound knowledge of the multi-disciplinary requirements for delivering approvals and development advice for major industry, infrastructure, aged care, residential, commercial, water, rail, ports and power projects

A record of working on planning projects across multiple States including Victoria, South Australia, Tasmania, Queensland and West Australia has enabled the benefit of working with various planning legislation frameworks covering small to large projects including State Significant Development and Environmental Impact Assessments.

Deeply aware of the legislative parameters that can be worked within and possessing the necessary experience to identify the least resistant approval pathways, as well identifying major risks to guide the client away from potential road blocks and costly project outcomes.

Proven capability in:

- Development Advisory roles
- Site Master Planning
- Project Management
- Site selection, site entry and site exit strategies
- Due diligence / site feasibilities
- Stakeholder management and community consultation
- Statutory planning approvals (including Report and Consent applications)

Management style is based on strong interpersonal skills and a collaborative approach. Highly developed presentation and communication skills combined with a practical approach and strong people orientation.

BUSINESS EXPERIENCE

JEMPLAN (DEVELOPMENT ADVISORY)

FEBRUARY 2018 - PRESENT

Director, Melbourne

JemPLAN Development Advisory is a client focused consultancy serving the urban development sector. With over 35 years experience across the segment JemPLAN Development Advisory assist a broad range of clients in planning approvals, development advice, site feasibilities, due diligence and stakeholder engagement

ACHIEVEMENTS

Conducted the business for over 7.5 years as a self employed role remaining successful through Covid-19 and the recent downturns in the domestic business sector. Projects included:

- Undertook due diligence and development approval advice for CSR Gyprock, Graincorp Oils, Auscol Oils, and Fletcher Buildings (including Tradelink).
 - Due diligence and approvals SHA Disability Housing –for multiple Community Care Accommodation developments in regional Victoria.
 - Undertook extensive site selection investigations for a major glass manufacturer in southern Queensland
 - Prepared over 100 applications for townhouse / unit developments across south east Melbourne never receiving a refusal or going to VCAT.
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- Prepared development approvals for a major water storage facility at Bellbridge in North East Victoria for North East Water.
- Undertook investigations and prepared development approvals for a major timber storage facility in south east Melbourne.
- Undertook preliminary investigations for a major plant based food processing facility in Wodonga.
- Undertook due diligence, preliminary investigations and development approvals for the MAFFCO Brewery and Restaurant in Maffra and a new Brewery in Sale.
- Identified approval pathways for a Transmission line servicing the Macintyre Windfarm in Queensland.
- Prepare subdivision approvals for former brickworks site in Junortoun (near Bendigo)
- Prepared a wide range of signage approvals for commercial and retail businesses.

BECA

JULY 2011 – JANUARY 2018

Principal, Melbourne

Responsible for managing complex planning approvals for the Industrial arm of Beca including undertaking investigations and approvals for major food and beverage, timber and manufacturing businesses in Victoria, Tasmania, South Australia, NSW and Queensland. Also was responsible for approvals for Beca's Power and Water infrastructure clients. Played the primary role in facilitating due diligence, preliminary investigations and planning approvals for major aged care facilities in the south east and north of Melbourne.

ACHIEVEMENTS

Elevated from Senior Planner to Principal in the span of 5 years. Introduced and then held and grew Beca's Planning team role with Beca's highly successful Industrial Group where work had not been undertaken prior to joining. This included running approvals for many food and beverage projects, manufacturing and timber sectors. ***Secured, held and grew Beca's planning team role with Ryman Healthcare, New Zealand's largest aged services provider as they expanded their market into Melbourne.***

Major Projects included:

- ***Undertook due diligence and development approvals for multi-million aged living projects for Ryman Healthcare as part of their expansion into Melbourne including a 300 bed facility (\$100m) and a 600 bed facility (\$300m) in the City of Monash (as well as other projects).***
 - Undertook due diligence and development approvals for multi-million expansion/redevelopment projects for clients including Graincorp, Wingham Beef, Lion, Nestle, and CUB.
 - Managed site exit strategies for redundant major industrial sites in Queensland (GrainCorp) and Western Australia (Lion) including assessment of development options, reviewing planning provisions, co-ordination of environmental remediation, demolition quotations and sale of assets including water licenses.
 - Managed approvals for SP Ausnet Utility Stations and Sub Station Upgrades across metropolitan and regional Victoria.
 - Managed and delivered a PIA award winning comprehensive master plan for an 11ha surplus secondary school site in Kingston Tasmania for Kingborough Council and Tasmanian State Government
 - Managed delivery of development approvals associated with South East Water's 25km retrofit of the PenEco sewer pipeline from Portsea to Boneo including vegetation removal and installation of supporting infrastructure.
 - Preliminary advice and consenting strategy for proposed Wood Pellet Plant in northern Tasmania including assessment of planning and environmental approval considerations.
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Manager Planning, Melbourne and Adelaide

Starting as a Senior Planner in 1997 and finishing as an Associate in 2015, this position in the Planning and Environment Team was recruited with the specific intention of growing the teams client base and delivering approval projects that value added to the company's multi disciplinary structure and delivery approach.

After 5 years, in 2002 I was tasked with leading the South Australian planning business based in Adelaide. After a further 3.5 years then returning to Melbourne to drive the growth of the team across Victoria, Tasmania and South Australia.

ACHIEVEMENTS

Played a major role over a sustained period in growing the Planning and Environment team across Victoria and South Australia with numerous roles also undertaken in Tasmania. Participated in a wide variety of consulting roles to the public sector and private organisations. Delivered projects across strategic planning, statutory planning and due diligence / investigative roles. Major projects included:

- Specialised in the assessment of brownfield sites including site feasibilities, site (selection) identification (major industry) and site redevelopment projects. e.g. Yarraville Development Plan, Port of Melbourne
- Contributed to the master planning and delivered the approvals for the Development Plan that facilitated the relocation of the Melbourne Wholesale Market from Footscray to Epping.
- Undertook site feasibilities for VICTRACK for surplus land along rail corridors and surplus government land such as former school sites.
- Managed and prepared detailed site master plans for disadvantaged housing communities in Bridgewater and Gagebrook (north of Hobart) for the Tasmanian State Government.
- Managed multi-disciplinary master planning projects for Local Councils and State Government including strategic redevelopment areas (brownfield and greenfield) e.g. Emergency Services Training Facility Master Plan, SAMFS and Justice Dept SA, 2004
- Prepared strategic planning and policy documents for townships, recreational and tourism areas e.g. King Island Land Use Plan, Alice Springs Centra Area Master Plan, Colac Structure Plan, Mid North Recreation and Open Space Study (SA)
- Performed audits on public land including national and State Parks and coastal areas for Parks Victoria and former DSE to determine environmental footprint, adequacy of access and suitability for (re) development
- Prepared a PIA award winning Site Environmental Management Plan for Flinders University in Sturt, South Australia.
- Reviewed the Cultana Army Training Area base for Environmental Assessment as part of an expansion project Defence SA (CSIG)
- Prepared master plan for Aboriginal Community (Papalunkultja) in remote Western Australia.
- Obtained approvals for telecommunication facilities on ETSA infrastructure for Hutchison 3G and obtained mobile base station approvals for Optus and Telstra across Victoria.
- Provided a project advisory role and preparation of development applications for SP AusNet Facilities and Terminal Sites Review Project
- Undertook route assessment, consultation and site impact analysis for the Port of Hastings to Dandenong Rail Line Route Options Study, Department of Infrastructure.

HAMES SHARLEY

SEPTEMBER 1996 – MARCH 1997

Senior Planner

Responsible for preparing planning applications for work across residential, commercial and industrial sectors and assisting with delivery of planning studies commissioned by Local Government.

CITY OF DANDENONG / GREATER DANDENONG

1990-1996

Statutory and Strategic Planner

Responsible for assessing and processing planning applications lodged with Council and for preparing planning scheme amendments and preparing land use policies.

CITY OF CHELSEA

1988 –1990

Planning and Climate Change Officer

Responsible for assessing and processing planning applications lodged with Council and for preparing planning scheme amendments and preparing land use policies.

Provided with a niche role as the Greenhouse Information Officer for council to inform people about concerns around the impacts of climate change on this coastal area.

PROFESSIONAL QUALIFICATIONS

Member of Victorian Planning and Environmental Law Association (VPELA)

Coach Developer (AFL Victoria) – Accredited Coach Developer (Level 2 – Gold Badge)

- Casual role coaching and developing community football coaches through.

EDUCATION

Bachelor of Applied Science– Urban Planning (RMIT)

1985 – 1988

Undergraduate Thesis – *Planning for the impacts of a Greenhouse (Effect) induced Sea Level Rise along the Mordialloc to Portsea Coastal Region*
